

149.0

Map

0003

Block

0016.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 768,700 /

USE VALUE: 768,700 /

ASSESSed: 768,700 /

Total Card /

Total Parcel

768,700

768,700

768,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		ROBBINS RD, ARLINGTON

OWNERSHIP

Owner 1:	PERETZ RAY SYLVIA/ETAL
Owner 2:	MAZER SANDOR MURRAY
Owner 3:	
Street 1:	56 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,371 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8371		Sq. Ft.	Site		0	70.	0.80	8									469,790						469,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8371.000	296,400	2,500	469,800	768,700
Total Card	0.192	296,400	2,500	469,800	768,700
Total Parcel	0.192	296,400	2,500	469,800	768,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	457.64	/Parcel:	457.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,400	2500	8,371.	469,800	768,700	768,700	Year End Roll	12/18/2019
2019	101	FV	236,800	2500	8,371.	469,800	709,100	709,100	Year End Roll	1/3/2019
2018	101	FV	236,800	2500	8,371.	416,100	655,400	655,400	Year End Roll	12/20/2017
2017	101	FV	236,800	2500	8,371.	349,000	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	236,800	2500	8,371.	349,000	588,300	588,300	Year End	1/4/2016
2015	101	FV	223,200	2500	8,371.	302,000	527,700	527,700	Year End Roll	12/11/2014
2014	101	FV	223,200	2500	8,371.	291,900	517,600	517,600	Year End Roll	12/16/2013
2013	101	FV	223,200	2500	8,371.	277,800	503,500	503,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER WILLIAM	1139-113		4/4/1995		240,250	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER WILLIAM	1139-113		4/4/1995		240,250	No	No		Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNTER WILLIAM	1139-113		4/4/1995		240,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2013	604	Re-Roof	8,120	C				
4/10/2013	520	Solar Pa	25,000	C				
12/14/2010	2409	Manual	3,289					INSULATE WALLS
10/21/1997	640	Alterati	6,000					WALL-DRIVEWAY

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
6/13/2013	Info Fm Prmt	EMK	Ellen K
3/26/2009	Inspected	189	PATRIOT
12/19/2008	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/18/1999	Measured	268	PATRIOT
7/16/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

